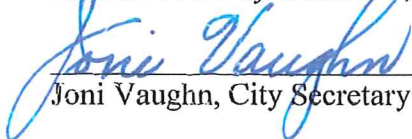


A G E N D A
Planning and Zoning Commission Meeting
Lake Dallas City Hall
212 Main Street
October 15, 2015 at 7:00 PM

Notice is hereby given as required by Title 5, Chapter 551.041 of the Texas Government Code that the Planning and Zoning Commission will meet in a regular meeting on October 15, 2015 at 7:00 PM at the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas. The agenda follows:

- A. Call to Order**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Citizen's Agenda** - Residents and visitors invited to speak on items not on a public hearing. In accordance with the Open Meetings Act, the Commission is prohibited from acting on or discussing (other than factual responses to specific question) any items brought before them at this time. Citizen's comments will be limited to three (3) minutes.
- E. Business:**
 - 1) Consideration and Action to approve the minutes of the September 17, 2015 meeting.**
 - 2) Public hearing to hear comments on a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B, City of Lake Dallas, Denton County, Texas from 2 lots into 11 lots. This property is located at 224 and 226 Wilson Street and is zoned R-1-6000.**
 - 3) Consideration and Action to approve recommendation of a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B from 2 lots into 11 lots.**
 - 4) Consideration and Action to approve recommendation of a proposed site plan for the property at 224 and 226 Wilson.**
- F. Future Agenda Items**
- G. Adjournment**

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board by October 9, 2015 at 5:00 pm.


Joni Vaughn, City Secretary



Executive Session:

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 940-497-2226 or (TDD) 1-800-RELAY-TX (1-800-735-2989) to reach 940-497-2226.

I certify that the above notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ day of October, 2015

Joni Vaughn, City Secretary

**State of Texas
County of Denton
City of Lake Dallas**

The Planning and Zoning Commission of the City of Lake Dallas met on September 17, 2015 at 7:00 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 551.041 of the Texas Government Code.

A. Call to Order

B. Roll Call

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, and Bob Davis (arrival at 7:03);
Community Development Director Char DuPree, and Planning and Zoning Secretary Khara Sherrill.

C. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance.

D. Citizen's Agenda

No one came forward and Chairperson Gilbert closed the Citizen's Agenda.

E. Business:

1) Consideration and Action to approve the minutes of the July 16, 2015 meetings.

Motion to approve the minutes for July 16, 2015 was made by Clyde Fisher; second by Ben Gilbert.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

Motion Passed

2) Public Hearing to hear comments on a zoning change from C-1 to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey.

Jeff Crannell, from Crannell Engineering, hired by the applicant Mary Kay Smith, explained the proposed project. Mr. Crannell presented to the Commission a map showing the entire project which consists of three sections all integral to each other. The anchor for the project will be the Event Center with the entrance off of Betchan. The second component of the project will be an office park which would allow, for example, contractors, medical or engineering offices. The third component will be the self storage facility which will utilize three acres of the land, located to the back of the property and surrounded by a screening wall. The plan is to preserve as many trees as possible and install a retention pond. The entrances have been placed as far west as possible to minimize traffic to the east.

The office park concept is to have owner occupied commercial buildings, similar to a very successful project in Highland Village off of FM 2499. The current plan does not allow for cut through traffic; each section will have their own entrance. Chairperson Gilbert mentioned that Carlisle currently does not allow large trucks on the street. The engineer advised he would be open to moving all entrances to Betchan or possibly help in roadway improvement for Carlisle. Commissioner Fisher expressed some concern on the mini-storage but the engineer reiterated the concept will only call for limited traffic and noise.

Brad Jennings, manager of the future gun manufacturing plant at 440 Betchan, expressed his excitement and full agreement for the project to proceed.

Paul Forgey, 402 S Lakeview, expressed his concern for the hours of the mini storage. The engineer advised they could restrict times since it will be gated and offered a 10 PM closing time option.

EJ Rodrigues, employee at 215 Betchan, stated her agreement for the project but is concerned for the infrastructure on Betchan and how it will effect traffic.

Monica Fehrm, who lives directly across the street from the event center entrance at 411 Alamo, expressed her concern on the added noise to her neighborhood. Ms. Fehrm also asked about the size of the building. Mary Kay Smith answered the size of the building will be 8000 sq ft and can accommodate 250 people.

No one else came forward and the Public Hearing was closed.

- 3) **Consideration and Action to recommend a zoning change from C-1to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey.**

Motion to recommend a zoning change from C-1to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey was made by Bob Davis; second by Clyde Fisher

Ayes: Davis, Fisher, Gilbert, Shelton

Noes: None

- 4) **Public Hearing to hear comments on a proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots.**

No one came forward and the Public Hearing was closed.

- 5) **Consideration and Action to recommend proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots.**

Motion to recommend proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

2) **Future Agenda Items**

The October meeting will have the Final Plat for the Mayberry project on Myers and Wilson. The Final Plat and Site plan for today's agenda item will be in October or November.

3) Adjournment

Motion to adjourn was made by Bob Davis; second by Clyde Fisher.

The meeting adjourned at 7:48 PM.

Ben Gilbert, Chair

Khara Sherrill, Planning and Zoning Secretary

**Planning and Zoning Commission
Business Agenda E-2 & E-3
October 15, 2015**

October 12, 2015

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Community Development: Char DuPree

SUBJECT: Final Plat of Abstract #924 of the MEP & PDR Survey, Lakeview Camp, Blk B

Request: To approve the final plat for a proposed new subdivision at 224 & 226 Wilson Street, Lakeview Camp, Block B from 2 lots into 11 residential lots.

Zoning: Property is currently zoned R1-6000

Background: Property Owner, Mike Mayberry, purchased both properties in April 2015. Mr. Mayberry is proposing to build eleven (11) new, quality homes with a goal of significantly enhancing the residential area. Ten (10) homes will range from 1,498 to 2,000 sq. ft. where a minimum of 1,200 sq. ft. is required. Ten (10) of the proposed lots will range from 6,052 sq. ft. to 9,869 sq. ft. where a minimum of 6,000 sq. ft. is required. Mr. Mayberry plans to build his personal residence on the eleventh (11) lot. This house will be approximately 2,900 sq. ft. on a 28,078 sq. ft. lot. All of the homes will meet the 80 % masonry requirement.

In addition, all of the civil plans on this project have been reviewed by the City Engineer and are in compliance with all drainage requirements.

This development meets and in some areas exceeds all city and zoning requirements.

Coordination: Community Development Department, City Engineer & City Attorney

Recommendation: To approve the final plat for this development

Attachments: Application, final plat, engineer review notes



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

☐ Minor Replat ☒ Major Replat ☐ Commercial Site Plan ☐ Residential Site Plan ☐ Preliminary Plat

Owner: TTMJ Assets, LLC

Address: P.O. Box 1837, Lake Dallas TX 75065-1837

Phone: 214-477-2443 Email: 203mainstreet@gmail.com

Location of Property (Address if Applicable): 224/226 Wilson Dr (Lakeview Camp Blk B(e Pt))

Engineer/Surveyor: John Bezner/Civil Point Engineers, Inc.

Address: 3102 Maple Ave, Suite 400, Dallas TX 75201

Phone: 972-554-1100 Email: john@civilpt.com

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

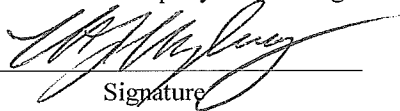
Proposed Subdivision Name: Lake Bluff Addition

Survey Name: _____ Abstract No.: _____

Existing Zoning of Property: R-1-6000 Is this a re-plat or an existing recorded subdivision? ☒ Yes ☐ No

If yes, name of original subdivision: Lakeview Camp

Circle One: Property Owner / Agent


Signature

Mike Mayberry

Please Print Name

9/8/2015

Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make application for a _____ on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I
_____, hereby certify that I am owner of the property for which this application is
made:

Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: _____ Received by: _____ Amount: \$ _____

Probable Planning and Zoning Commission Date: _____ Probable City Council Date: _____

RECEIVED SEP 08 2015

PAYED
OK NO. #691
DATE 9/8/15

Property Details for account 63446**Tax Information**

The Denton Central Appraisal District is not responsible for the assessment or collection of taxes for this or any other property. If you have a question regarding your tax bill please contact the Denton County Tax Assessor / Collector.

General Information

Property ID	63446
Geographic ID	SM0018A-00000B-0000-0000-0000
Legal Description	Lakeview Camp Blk B(e Pt)
Situs Address	226 Wilson St Tx 75065-3473
Property Type	Real
Neighborhood	DC11003
Abstract/Subdivision	Garza Beach Est (class 7+)
	SM0018A
	All properties in SM0018A
	View Plat
Owner ID	692621
Owner Name	Ttm] Assets Llc
Percent Ownership	100
Mailing Address	Po Box 1837
	Lake Dallas, TX 75065-1837
Taxing Jurisdictions	G01 (Denton County)
	W02 (Lake Cities Maa)
	C11 (Lake Dallas City Of)
	S08 (Lake Dallas Isd)
Exemptions	N/A
View Map	Denton CAD GIS

2015 Values (Preliminary)

Total Improvement Value	(+) \$0
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$77,873
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$77,873
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$77,873
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$77,873
Download the 2015 Appraisal Notice	

2015 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.2722%	\$77,873.00	\$211.97	N/A
Lake Dallas City Of	0.701929%	\$77,873.00	\$546.61	N/A
Lake DALLAS	1.67%	\$77,873.00	\$1,300.48	N/A
Estimated Total Taxes				\$2,059.06

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is

the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

Land Segments

Land Type	Acres	Sq. Ft.
Resident Lot	1.8352	79,941 sq. feet

Splits, Merges, and Deletes

Type	Date	Details
SYSTEM	06/09/2010	Property Split/2010 ALL WAS TRANSFERRED IN ERROR/LEGAL WAS LEFT OFF DEED. ADJ AC PER SPLIT OF BLK B (NE PT) /SUPPLEMENT FOR 2007-2009/OWNER BROUGHT IN SURVEY

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2015	\$0 (Preliminary)	\$77,873 (Preliminary)	\$77,873 (Preliminary)	\$77,873 (Preliminary)	\$77,873 (Preliminary)
2014	\$0	\$73,522	\$73,522	\$73,522	\$73,522
2013	\$0	\$73,522	\$73,522	\$73,522	\$73,522
2012	\$0	\$73,522	\$73,522	\$73,522	\$73,522
2011	\$0	\$73,522	\$73,522	\$73,522	\$73,522
2010	\$0	\$82,456	\$82,456	\$82,456	\$82,456
2009	\$0	\$54,971	\$54,971	\$54,971	\$54,971
2008	\$0	\$54,971	\$54,971	\$54,971	\$54,971
2007	\$158	\$65,976	\$66,134	\$66,134	\$66,134
2006	\$169	\$48,822	\$48,991	\$48,991	\$48,991
2005	\$178	\$48,822	\$49,000	\$49,000	\$49,000
2004	\$17,455	\$48,822	\$66,277	\$66,277	\$66,277
2003	\$16,387	\$34,873	\$51,260	\$51,260	\$51,260
2002	\$18,651	\$26,307	\$44,958	\$44,958	\$44,958
2001	\$14,858	\$26,307	\$41,165	\$41,165	\$41,165

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
4/28/2015	General Wd	Baker, Hal & Laura	Ttmj Assets Llc	2015-46529	Unavailable
11/11/2013	Wd With Vendors Lien	Squier, Julie & Mark R	Baker, Hal & Laura	2013-139593	Unavailable
8/17/2004	Quit Claim Deed	Cothran, Fayrene	Squier, Julie & Mark R	04-109541	Unavailable
10/2/1997	Execr Deed	Cothran, W R	Cothran, Fayrene	97-0069450	Unavailable

Real Estate Sales

	Show sales that occurred within the past		
	6 months	1 year	2 years
Subject Property Neighborhood: Garza Beach Est (class 7+)	Link	Link	Link
Subject Property Abstract/Subdivision: SM0018A	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link

Senate Bill 541

In 2005, Texas passed Senate Bill 541, which prohibits the Denton Central Appraisal District -- and every other Appraisal District in the State of Texas -- from making photographs and floorplans of property available online. Exempted from the restriction will be aerial photographs of five or more separately owned buildings.

You can read more about S.B. 541 here.

[Back to Search]

Property Details for account 338878**Tax Information**

The Denton Central Appraisal District is not responsible for the assessment or collection of taxes for this or any other property. If you have a question regarding your tax bill please contact the Denton County Tax Assessor / Collector.

General Information

Property ID	338878
Geographic ID	SM0018A-00000B-0000-0000-0001
Legal Description	Lakeview Camp Blk B(ne Pt)
Situs Address	224 Wilson St Tx
Property Type	Real
Neighborhood	DC11003
	Garza Beach Est (class 7+)
Abstract/Subdivision	SM0018A
	All properties in SM0018A
	View Plat
Owner ID	692621
Owner Name	Ttmj Assets Llc
Percent Ownership	100
Mailing Address	Po Box 1837
	Lake Dallas, TX 75065-1837
Taxing Jurisdictions	G01 (Denton County)
	W02 (Lake Cities Mua)
	C11 (Lake Dallas City Of)
	S08 (Lake Dallas Isd)
Exemptions	N/A
View Map	Denton CAD GIS

2015 Values (Preliminary)

Total Improvement Value	(+) \$0
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$66,271
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$66,271
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$66,271
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$66,271
Download the 2015 Appraisal Notice	

2015 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.2722%	\$66,271.00	\$180.39	N/A
Lake Dallas City Of	0.701929%	\$66,271.00	\$465.18	N/A
Lake DALLAS	1.67%	\$66,271.00	\$1,106.73	N/A
Estimated Total Taxes				\$1,752.30

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is

the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

Land Segments

Land Type	Acres	Sq. Ft.
Resident Lot	0.938	40,859 sq. feet

Splits, Merges, and Deletes

Type	Date	Details
SYSTEM	06/09/2010	Property Split/2010 OWNER BROUGHT IN SURVEY AND THIS SHOULD HAVE BEEN A SPLIT IN 2008

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2015	\$0 (Preliminary)	\$66,271 (Preliminary)	\$66,271 (Preliminary)	\$66,271 (Preliminary)	\$66,271 (Preliminary)
2014	\$0	\$59,377	\$59,377	\$59,377	\$59,377
2013	\$0	\$59,377	\$59,377	\$59,377	\$59,377
2012	\$199	\$59,377	\$59,576	\$59,576	\$59,576
2011	\$205	\$46,653	\$46,858	\$46,858	\$46,858
2010	\$139	\$88,574	\$88,713	\$88,713	\$88,713
2009	\$139	\$44,287	\$44,426	\$44,426	\$44,426
2008	\$159	\$44,287	\$44,446	\$44,446	\$44,446

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
4/28/2015	General Wd	Baker, Hal	Ttmj Assets Llc	2015- 46528	Unavailable
8/16/2007	Warranty Deed	Squier, Julie & Mark R	Baker, Hal	2007- 104046	Unavailable

Real Estate Sales

	Show sales that occurred within the past		
	6 months	1 year	2 years
Subject Property Neighborhood: Garza Beach Est (class 7+)	Link	Link	Link
Subject Property Abstract/Subdivision: SM0018A	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link

Senate Bill 541

In 2005, Texas passed Senate Bill 541, which prohibits the Denton Central Appraisal District -- and every other Appraisal District in the State of Texas -- from making photographs and floorplans of property available online. Exempted from the restriction will be aerial photographs of five or more separately owned buildings.

[You can read more about S.B. 541 here.](#)

[\[Back to Search \]](#)

Char Dupree

From: John Bezner [john@civilpt.com]
Sent: Friday, October 09, 2015 3:04 PM
To: 'Reissig, Jay'; Char Dupree
Cc: 'Haynes, Brian'; 'Mike Mayberry'
Subject: RE: Lake Bluff Civil Plans
Attachments: Lake Bluff Civil Plans.pdf

Jay,

Please see attached revised set of plans.

Thanks,

John H Bezner, PE
PRINCIPAL
CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVE., STE. 400
DALLAS, TX 75201
(972) 554-1100 - Office
(214) 790-2750 - Cell
(TBPE Firm # 9723)

www.civilpt.com

From: Reissig, Jay [mailto:jReissig@Halff.com]
Sent: Tuesday, October 06, 2015 11:08 AM
To: 'John Bezner' <john@civilpt.com>; 'cdupree@lakedallas.com' <cdupree@lakedallas.com>
Cc: Haynes, Brian <bHaynes@Halff.com>
Subject: RE: Lake Bluff Civil Plans

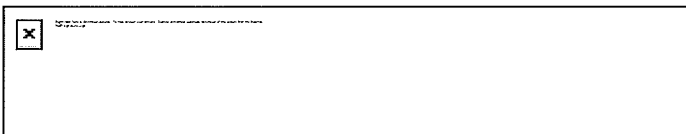
John,
Attached are our final comments to the submitted Lake Bluff Addition plans. If you have any questions or need any additional information, just let me know.

Thank you,

Jay Reissig
Project Manager

O: (972) 956-0801
C: (940) 597-2268

HALFF ASSOCIATES, INC.
1001 Cross Timbers Rd
Flower Mound, TX 75028-8829
www.halff.com



From: John Bezner [<mailto:john@civilpt.com>]
Sent: Thursday, October 01, 2015 10:26 AM
To: Reissig, Jay <jReissig@Halff.com>
Cc: 'Mike Mayberry' <203mainstreet@gmail.com>; jknights@lcmua.org
Subject: Lake Bluff Civil Plans

Jay,

Please see attached civil plans. Below is my response to your comments.

General Notes:

1. Please send Lake Dallas General Construction Notes

Sheet 4 – Overall SS Plan

1. Addressed
2. Addressed
3. Addressed
4. Addressed
5. Addressed
6. Addressed
7. Addressed
8. Addressed
9. Addressed
10. Manhole spacing requirement already met. They are 455' apart
11. Addressed

Sheet 5 Water Plan

1. Addressed
2. Addressed
3. Addressed, services are shown. Meters will be installed by homebuilder
4. Addressed
5. Addressed

Sheet 6 Grading Plan

1. Addressed
2. Addressed
3. Addressed
4. Addressed
5. Addressed

Sheet 7 Pre-Development Drainage Area Map

1. As discussed the calculated Time of Concentration is 6.7 as the site is steep and the distance is short. The Tc was rounded up to 10min.
2. Addressed
3. Existing runoff coefficients were estimated because of existing onsite buildings. The existing streets were not included in the pre & post development drainage areas. Drainage area A drains to the detention pond. No street water drains to the detention pond.
4. Addressed
5. Addressed

Sheet 8 Post-Development Drainage Area Map

1. As discussed the calculated Time of Concentration is 6.7 as the site is steep and the distance is short. The Tc was rounded up to 10min.
2. Addressed
3. Addressed
4. Not necessary as this is an existing downstream condition. The detention pond is releasing less than the existing drainage flows.
5. Addressed

Sheet 9 Detention Pond Plan & Calcs

1. Addressed
2. Addressed, the emergency overflow will be over the weir structure.
3. Addressed
4. Addressed

Sheet 10 Erosion Control Plan

1. Addressed
2. Addressed

Sheet 11 Details Sheet

1. Addressed
2. Addressed
3. Addressed

Thanks,

John H Bezner, PE
PRINCIPAL
CIVIL POINT ENGINEERS, INC.
3102 MAPLE AVE., STE. 400
DALLAS, TX 75201
(972) 554-1100 - Office
(214) 790-2750 - Cell
(TBPE Firm # 9723)

www.civilpt.com

for

LOCATION MAP
(NOT TO SCALE)

FINAL
FOR CONSTRUCTION
OCTOBER 2015

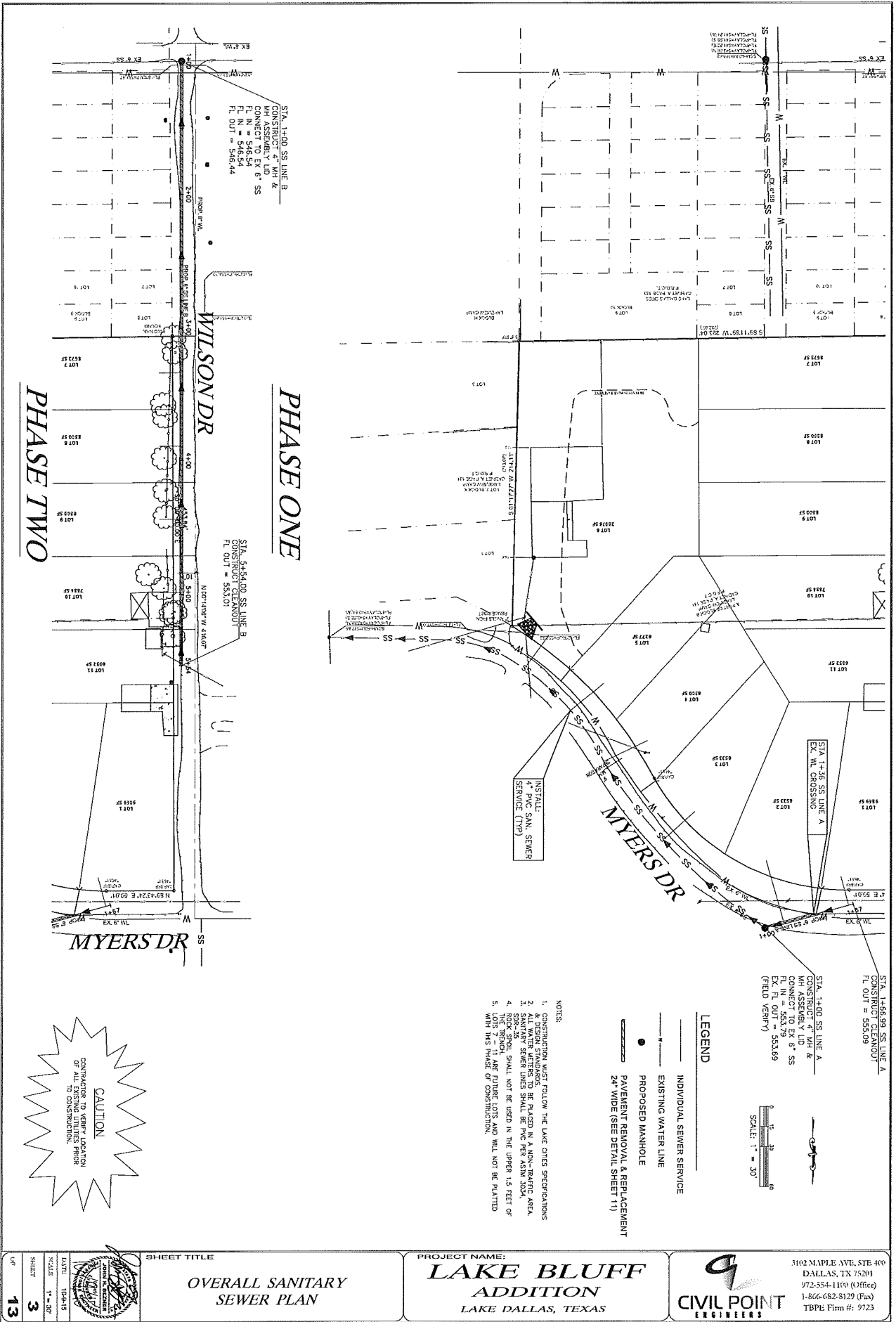
INDEX OF SHEETS	
Sheet No.	Title
2	FINAL PLAT
3	SAINTARY SEWER PLAN
4	SAINTARY SEWER PROFILE-LINE A & LINE B
5	WATER PLAN
6	GRADING PLAN
7	PRE-DEVELOPMENT DRAINAGE AREA MAP
8	POST-DEVELOPMENT DRAINAGE AREA MAP
9	DETENTION POND PLAN & CALCULATIONS
10	EROSION CONTROL PLAN
11	DETAILS SHEET (1 OF 2)
12	DETAILS SHEET (2 OF 2)
13	GENERAL CONSTRUCTION NOTES

~ Engineer ~




CIVIL POINT
ENGINEERS

3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (OFFICE)
866-662-8129 (FAX)
TBPE Firm #: 9723



CAUTION
CONTRACTOR TO VERIFY LOCATION
OF ALL EXISTING UTILITIES PRIOR
TO CONSTRUCTION.

- NOTES:
1. CONSTRUCTION MUST FOLLOW THE LANE CRITERIA SPECIFICATIONS & DESIGN STANDARDS.
 2. ALL WATER UTILITIES TO BE PLACED IN A NON-IMPACT AREA.
 3. EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED.
 4. THE TRENCH SHALL NOT BE USED IN THE UPPER 1.5 FEET OF LOTS 7 - 11 ARE FUTURE LOTS AND WILL NOT BE PLACED WITH THIS PHASE OF CONSTRUCTION.

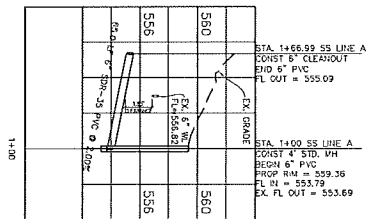
LEGEND

- INDIVIDUAL SEWER SERVICE
- EXISTING WATER LINE
- PROPOSED MANHOLE
- PAYMENT REMOVAL & REPLACEMENT
24" WIDE (SEE DETAIL SHEET 11)

SCALE: 1" = 30'

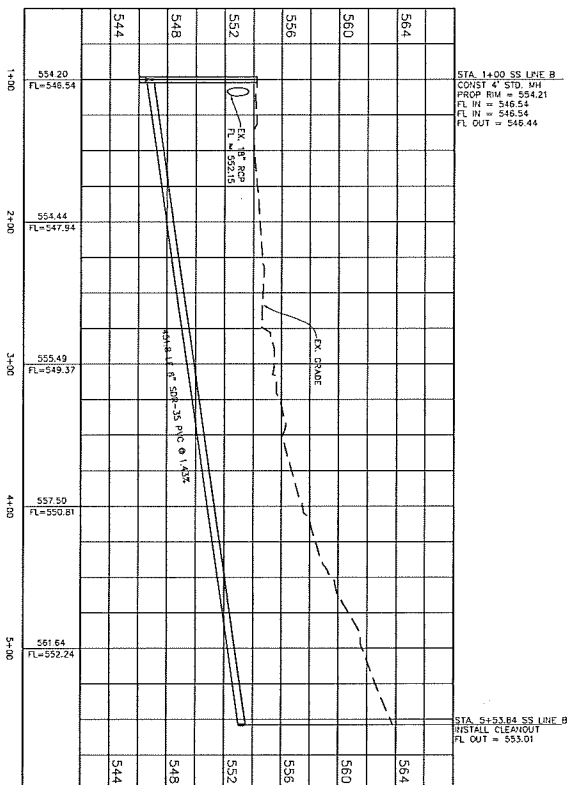
SS LINE A PROFILE - PHASE 1

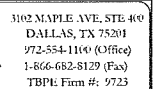
HOR. SCALE: 1"=40'-0"
VER. SCALE: 1"=4'



SS LINE B PROFILE - PHASE 2

HOR. SCALE: 1"=40'-0"
VER. SCALE: 1"=4'





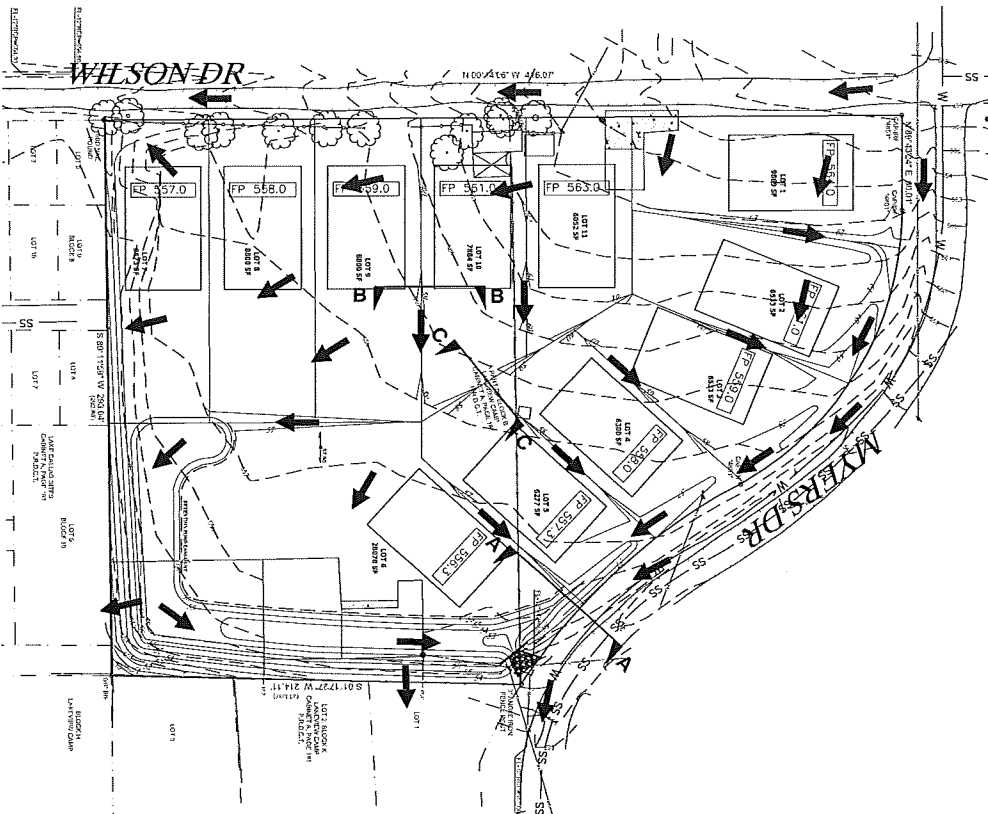


100

SECTION B-B (TYP)

[illegible]

SECTION C-C (TYP)

Known Depth (m) = 0.70

1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED

- HOURS PRIOR TO CONSTRUCTION.

- REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS,
-
- AND SPECIFICATIONS.

- WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED OR SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ANY

4. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.

- INSTALLATION, ETC., SHALL CONFORM TO THE
GEOTECHNICAL REPORT.

- INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION, IN THE EVENT OF ANY CONFLICT, AND PRIOR TO

7. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

9. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A

10. ADDENDUM TO ALL SPO GRADE ELEVATIONS & CONTOURS. ALL ELEVATIONS SHOWN REPRESENT FINISH GRADE, UNLESS NOTED OTHERWISE.

- 22 MAX (1:50) TRANSVERSE OR CROSS SLOPE

SCALE: 1" = 30'

LEGEND

- 42 OF 542

SHEET TITLE

GRADING PLAN

PROJECT NAME:

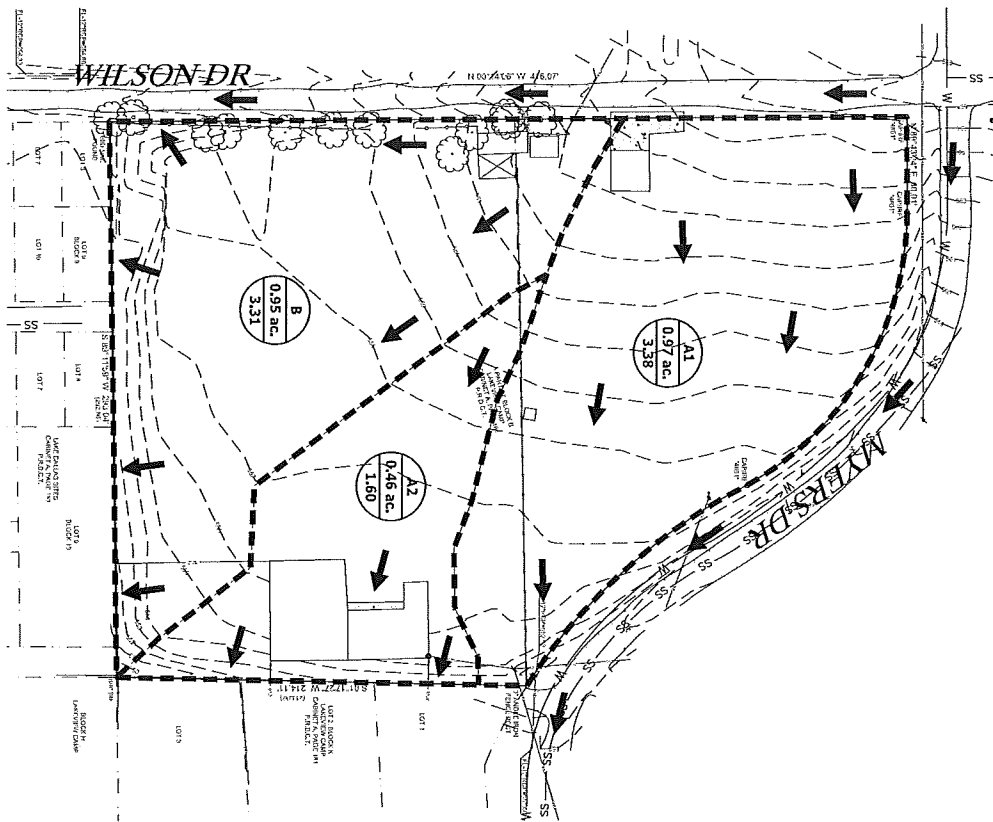
PROJECT NAME:
LAKE BLUFF
ADDITION
LAKE DALLAS, TEXAS



3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-866-682-8129 (Fax)
TBPE Firm #: 9723

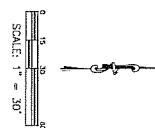
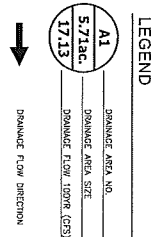


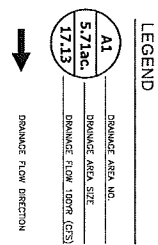
DATE	10-9-15
SCALE	1" = 30'
SHEET	6
LOT	13



**PRE DEVELOPMENT
DRAINAGE AREA CALCULATIONS**

DRAINAGE AREA	5 Yr				10 Yr				OUTFALL
AREA #	AREA	TC	C	Q (cfs)	Q (cfs)	Q (cfs)	Q (cfs)		
A1	0.97	10	0.20	1.94	1.96	11.60	3.38	METERS DR	
A2	0.46	10	0.20	0.92	11.60	1.60	1.60	OPPOSITE	
B	0.95	10	0.20	1.91	11.60	3.31	OPPOSITE		





DRAINAGE AREA CALCULATIONS						
DRAINAGE AREA	SAREA	S-1Y	100-Yr	OUTFALL		
AREA #	(sqm)	C	I (mm)	Q (cfs)	1 (mm)	Q (cfs)
A1	172	10	8.50	670	5.76	11.60
A2	0.06	10	8.50	670	0.28	11.60
A3	1.31	10	8.50	670	1.24	11.60
A1	0.37	10	8.50	670	0.17	11.60
A2	0.23	10	8.50	670	0.17	11.60
					1.60	1.33
					OUTSIDE	

SCALE: 1" = 30'

LEGEND

DRAINAGE AREA NO.

5.71ac.

DRAINAGE FLOW 100YR (CFS)

 DRAINAGE FLOW DIRECTION

PROJECT NAME:

PROJECT NAME:
LAKE BLUFF
ADDITION
LAKE DALLAS, TEXAS

SHEET TITLE	
-------------	--

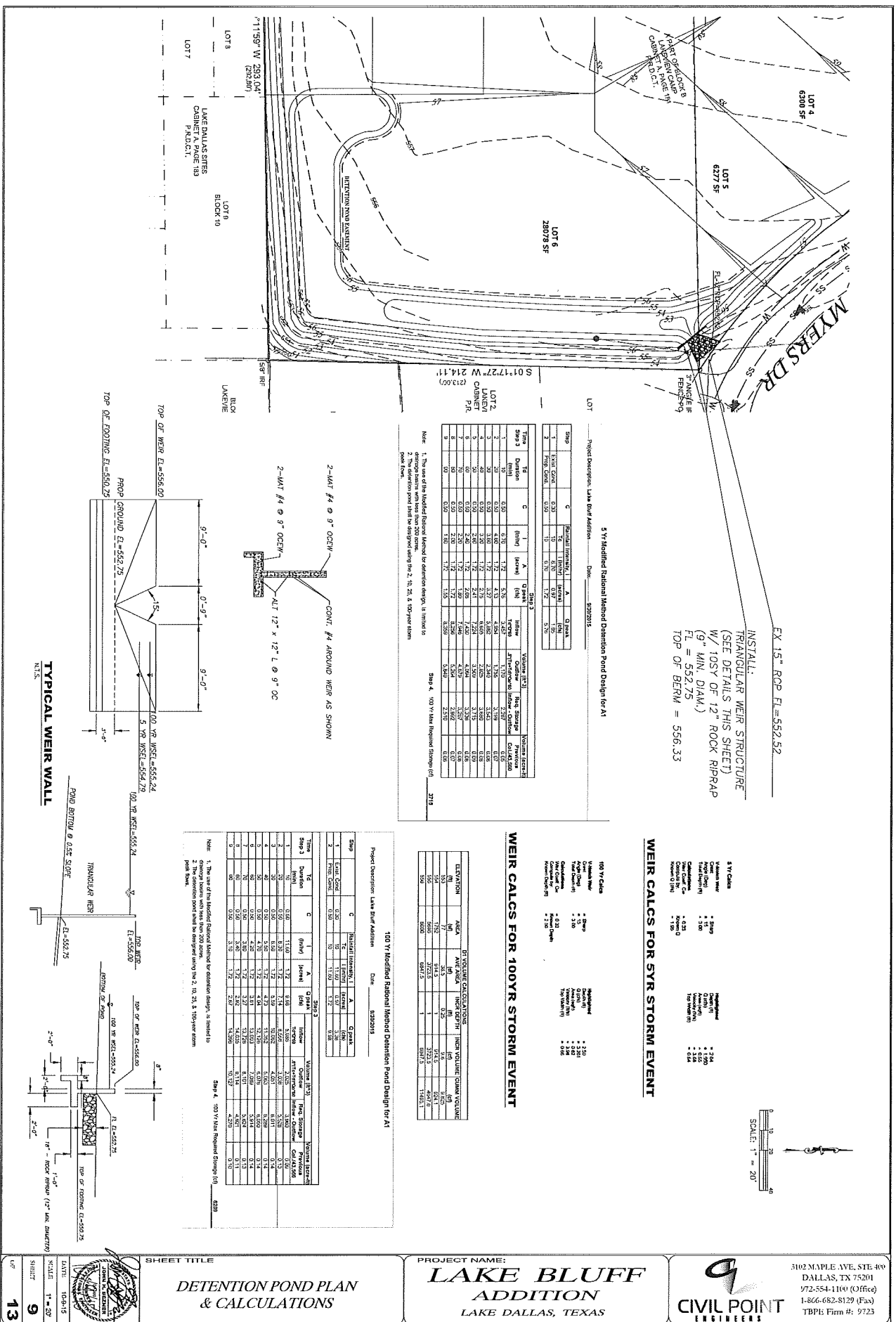
POST-DEVELOPMENT
DRAINAGE AREA MAP

3102 MAPLE AVE, STE 400
DALLAS, TX 75201
972-554-1100 (Office)
1-800-682-8129 (Fax)
TBPE Firm #: 9723



**CIVIL POINT
ENGINEERS**

1307



FX 15" RCP FL=552.52
INSTALL:
TRIANGULAR WEIR STRUCTURE
(SEE DETAILS THIS SHEET)
W/ 105Y OF 12" ROCK RIPRAP
(9" MIN. DIAM.)
FL = 552.75
TOP OF BERM = 556.33

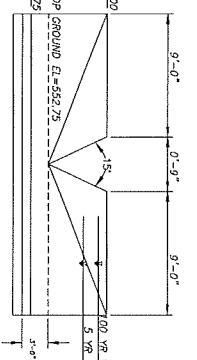
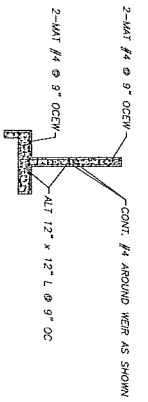
5 Yr Modified Rational Method Detention Pond Design for A1

Typical Description: Lake Buffer Addition		Date: 8/29/2015	
Step	1	2	3
1	100 Yr Storm	100 Yr Storm	100 Yr Storm
2	100 Yr Storm	100 Yr Storm	100 Yr Storm
3	100 Yr Storm	100 Yr Storm	100 Yr Storm

Time	1	2	3	4	5	6	7	8	9	10
Duration	10	20	30	40	50	60	70	80	90	100
Intensity	0.50	0.30	0.25	0.22	0.20	0.18	0.17	0.16	0.15	0.14
Peak Flow	100	200	300	400	500	600	700	800	900	1000

Volume	1	2	3	4	5	6	7	8	9	10
Volume (cu ft)	100	200	300	400	500	600	700	800	900	1000
Volume (cu yd)	100	200	300	400	500	600	700	800	900	1000

Note: 1. The use of this Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The use of this Modified Rational Method for detention design, is limited to peak flows.



WEIR CALCS FOR 5YR STORM EVENT

5 Yr Storm	100 Yr Storm
Peak Flow (cfs)	100
Peak Flow (cu yd)	100
Peak Flow (MGD)	100
Peak Flow (MGD)	100

WEIR CALCS FOR 100YR STORM EVENT

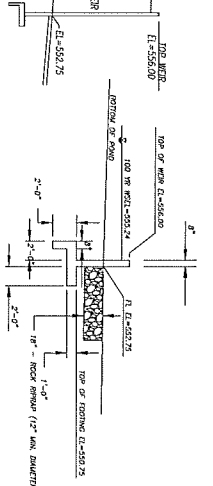
100 Yr Storm	100 Yr Storm
Peak Flow (cfs)	100
Peak Flow (cu yd)	100
Peak Flow (MGD)	100
Peak Flow (MGD)	100

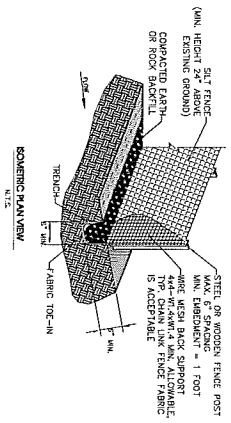
ELEVATION	AREA	PERIMETER	WETTED PERIMETER	WETTED AREA	WETTED PERIMETER	WETTED AREA
100	100	100	100	100	100	100
100	100	100	100	100	100	100

100 Yr Modified Rational Method Detention Pond Design for A1

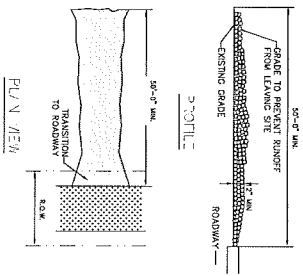
Step	1	2	3	4	5	6	7	8	9	10
1	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
2	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
3	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
4	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
5	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
6	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
7	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
8	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
9	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm
10	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm	100 Yr Storm

Note: 1. The use of this Modified Rational Method for detention design, is limited to drainage basins with less than 200 acres.
2. The use of this Modified Rational Method for detention design, is limited to peak flows.



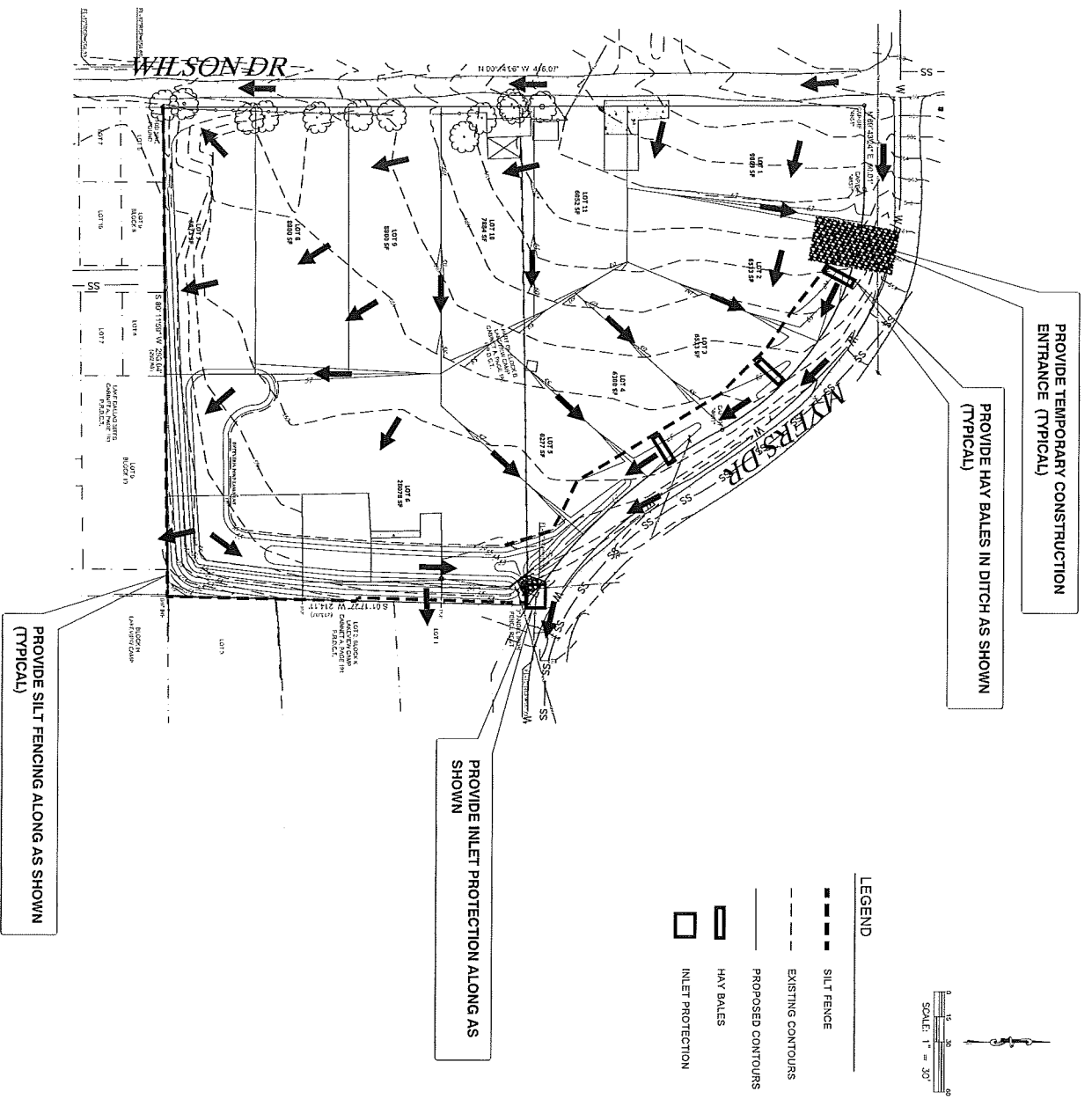


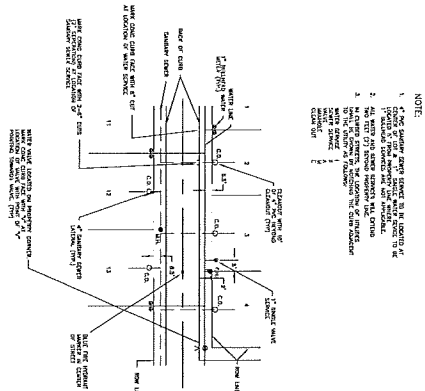
- [illegible]



STABILIZED CONSTRUCTION ENTRANCE/EXIT
N.T.S.

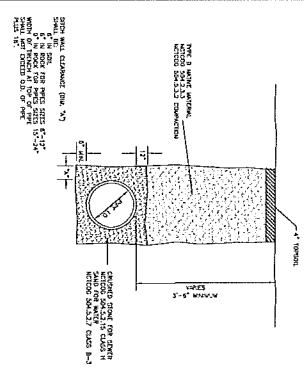
1. STONE SIZE - 1 TO 5 INCH OPEN GRADED ROCK, NO CRUSH ROCK ALLOWED.
 2. LATCH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
 3. THICKNESS - NOT LESS THAN 12 INCHES.
 4. WIDTH - NOT LESS THAN FILL WITH ALL OF POINTS OF INTEREST OR CROSS.
 5. WARNING - WHEN NECESSARY, SIGNS SHALL BE PLACED TO ELUOCE REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH COARSEST STONE WHICH DRAINS TO AN APPROVED STONE OR SEDIMENT BASIN, ALL SEDIMENT MUST BE REMOVED TO THE SAME BASIN, NO FILL OR SAND.
 6. MAINTENANCE - THE EXCHANGE SHALL BE MAINTAINED IN A CONDITION SUCH THAT PREVENTING DRAIN OF FLOWING OF SEDIMENT AND PUBLIC STONE AS CURRENT DRAINAGE, AND REMAIN AND FLOW, EXHAUSTED OF ANY WEAR OF GRADED AND PUBLIC STONE MUST BE MAINTAINED.
 7. MAINTENANCE - EXCHANGING WITH AN APPROVED METHOD OR APPROPRIATE, DRAINAGE SHALL BE PREVENT ROOT FROM LEAVING THE CONSTRUCTION SITE.
- CONFER TO PREVENT ROOT FOR STONE WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND PROVIDE A COPY TO THE CITY.





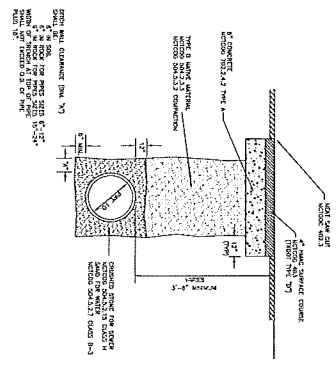
TYPICAL SERVICE LOCATION

JAN 2008
FIG. C1



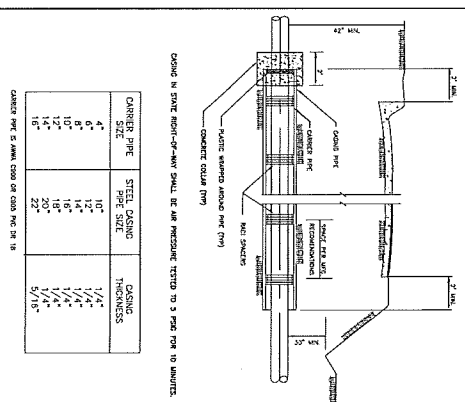
TRENCH IN UNPAVED AREAS

JAN 2008
FIG. C2



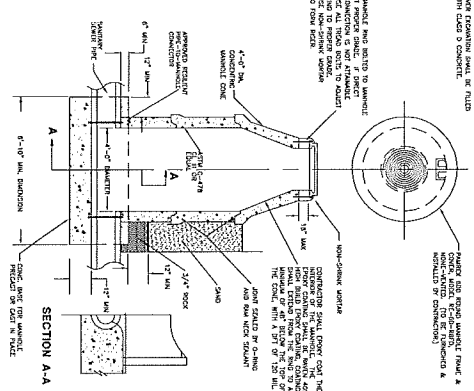
ASPHALT STREET REPAIR

JAN 2008
FIG. C4



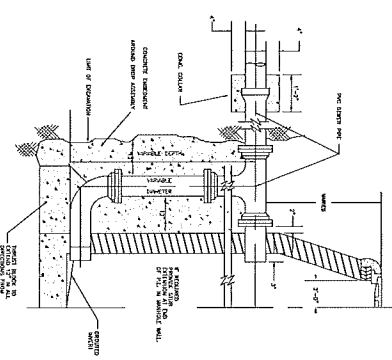
STREET BORE

JAN 2008
FIG. C5



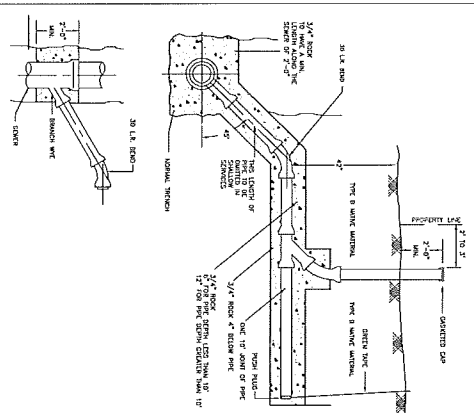
PRECAST SEWER MANHOLE

NOV 2014
FIG. S1



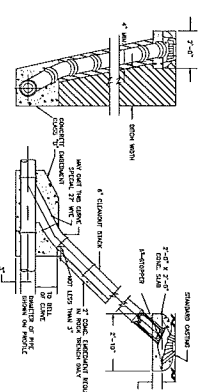
DROP SEWER MANHOLE

JAN 2008
FIG. S2



STANDARD SEWER CONNECTION

JAN 2008
FIG. S3

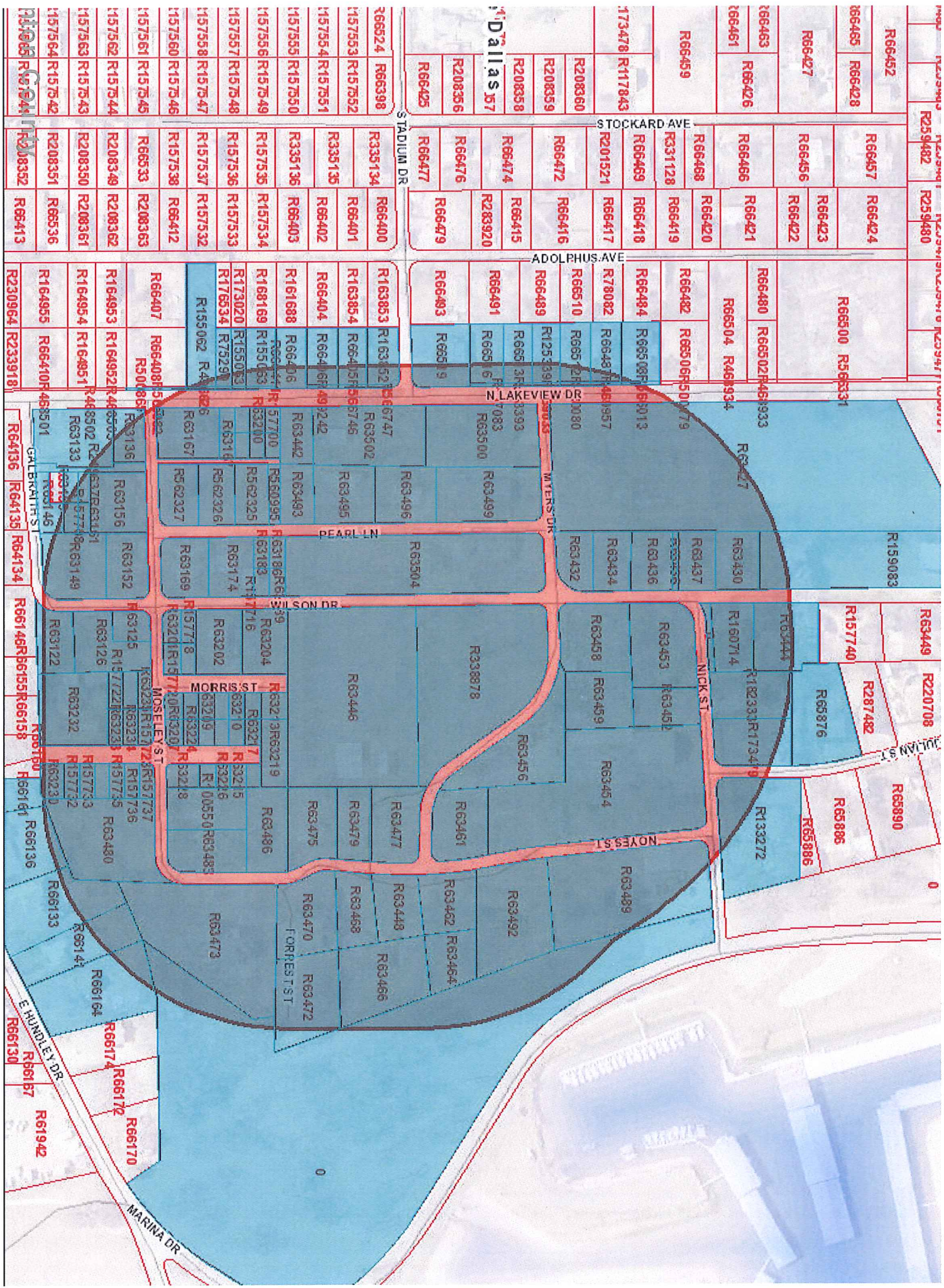


MAIN LINE SEWER CLEANOUT

JAN 2008
FIG. S4

GENERAL CONSTRUCTION NOTES:

- [illegible]



ern

N

PUBLIC NOTICE

Notice is hereby given that the City of Lake Dallas will conduct public hearings to hear comments on a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B, City of Lake Dallas, Denton County, Texas from 2 lots into 11 lots. This property is located at 224 and 226 Wilson Street and is zoned R-1-6000. The Public Hearing before the Planning and Zoning Commission will be at 7:00 PM on October 15, 2015 and the Public Hearing before the City Council will be at 7:30 PM on October 22, 2015 at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas. The public is invited to attend these hearings and make comments.

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board as required by October 2, 2015 at 5:00 p.m.



Joni Vaughn, City Secretary



I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the ____ day of October, 2015

Joni Vaughn
City Secretary

**Planning and Zoning Commission
Business Agenda E-4
October 15, 2015**

September 11, 2015

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Community Development: Char DuPree

SUBJECT: Site Plan: 224 & 226 Wilson Street – 11 Home Subdivision

Request: To approve the site plan for the 11 home subdivision at 224 & 226 Wilson Street

Zoning: Property is currently zoned R1-6000

Background: Mr. Mayberry will develop this 11 home subdivision, with all homes and lots exceeding the minimum city building, zoning and masonry requirements. All homes will affront existing streets; Myers and Wilson. This project will be built in two (2) phases; phase 1 will be built along Myers Drive and phase 2 on Wilson Street.

Coordination: Community Development Department, City Engineer & City Attorney

Recommendation: To approve the subdivision site plan

Attachments: Application, proposed home exteriors and interiors, and development details



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

☐ Minor Replat ☐ Major Replat ☐ Commercial Site Plan ☒ Residential Site Plan ☐ Preliminary Plat

Owner: TTMJ Assets, LLC (Mike Mayberry)
Address: P.O. Box 1837 Lake Dallas TX 75065-1837
Phone: 214-477-2443 Email: 203mainstreet@gmail.com
Location of Property (Address if Applicable): 224/226 Wilson Dr
Engineer/Surveyor: Civil Point Engineers
Address: 3102 Maple Ave, suite 400 Dallas TX 75201
Phone: 972-554-1100 Email: john@civilpt.com

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

Proposed Subdivision Name: Lake Bluff Addition

Survey Name: _____ Abstract No.: _____

Existing Zoning of Property: R-1-6000 Is this a re-plat or an existing recorded subdivision? ☐ Yes ☐ No

If yes, name of original subdivision: _____

Circle One: Property Owner / Agent

[Signature]
Signature

Mike Mayberry
Please Print Name

10/9/2015
Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make application for a _____ on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I _____, hereby certify that I am owner of the property for which this application is made:

Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: 10/9/15 Received by: Chad Dufree Amount: \$ 250.

Probable Planning and Zoning Commission Date: 10/15/15 Probable City Council Date: 10/22/15

PAID
OK NO
DATE
10/9/15
10/9/15
10/9/15

Lake Bluff Addition | Residential Site Plan Application Attachment

All lots shown on the attached meets or exceeds the current Municipal Code for the City of Lake Dallas including the property widths, depths, building lines, setbacks and square footage.

The only easement designated on this property is the Drainage Detention Pond Area specified and shown on the Final Plat & Civil Plans within the boundaries of Lot 6.

Building and driveway locations will meet all code requirements/position and will be determined by the specific house plan chosen to be built on each lot. The location of each home and driveway will be shown on the individual Plot Plan to be submitted to the City of Lake Dallas during the permitting process for each home to be built.

Landscaping to be used will include a variety of native plants, shrubs and trees based on our planting zone and soil conditions, in harmony with those used by existing homes in the local area.

The exterior of each home will meet the current masonry requirements of the City of Lake Dallas and all homes will be built to meet the 2009 Intl. Residential Building Code or whatever code has been adopted by the City at the time that each individual building permit is submitted

Lake Bluff Addition (Lake Dallas, TX)

Location: 224/226 Wilson Drive (2.382 Acres)



Lake Bluff Addition will consist of **11 Craftsman Style Homes** ranging from 1,498 Square Feet to over 2,300 Square Feet, targeted primarily to “Empty Nesters”. These are NOT entry-level starter homes with basic interior finishes. These homes will **include higher end finishes** such as Granite Counters, 42” Kitchen Cabinets, Large Kitchen Islands, Stainless Steel Appliances, Crown Molding, 6” Baseboards, Wood Cased Windows, Wainscoting/Recessed Panel Accent Walls, Subway Tile Backsplashes & Shower Walls, True Master Suites, Double Stacked (9 ft tall) Fireplace Mantels with Gas Insert, Coffered Ceilings and Distressed Wood or Wood Look Porcelain Tile Floors in all common areas. Pricing of these homes will range from **\$199,900**, for the smallest home, and go up to approximately **\$279,900** for the largest.

The picture above is a sample front elevation for the 1,498 Square Foot Plan that I’ve designed. This is an accurate representation of the level of character that I’ll build into the exterior of each of these 11 homes.

Each of the 6 homes facing Myers and 5 homes facing Wilson Drive will have a unique front elevation and color combination to create a beautiful streetscape. Five of the 11 Lots will be between 6,052 Square Feet and 6,533 Square Feet. Five of these 11 Lots will be larger, ranging from 7,884 Square Feet to 9,869 Square Feet, along with my personal Lot (where I’ll build a home for my wife and I) of 28,078 Square Feet.

The following pictures are examples of some of the interior finishes I’ll be including in these homes

Lake Bluff Addition

Plan A: 1,501 Square Feet

3 bedroom 2 Bath



Lake Bluff Addition

Plan B: 1,646 Square Feet

3 bedroom 2 Bath



Lake Bluff Addition

Plan C: 1,711 Square Feet

3 bedroom 2 Bath + Study



Lake Bluff Addition

Plan D: 2,092 Square Feet

3 bedroom 2 Bath + Study



Lake Bluff Addition

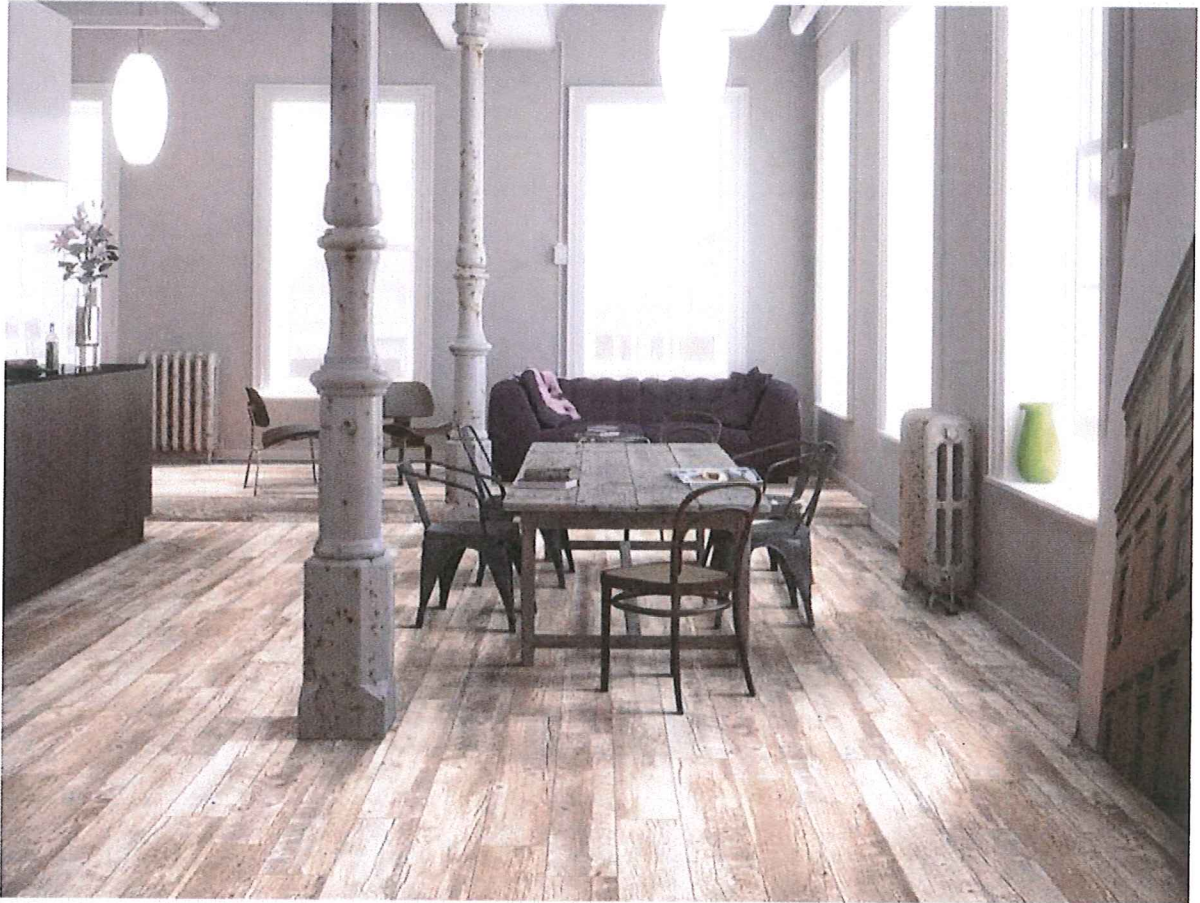
Plan E: 2,386 Square Feet

3 bedroom 2 Bath 2 Living Areas + Playroom + Study

(my personal house)



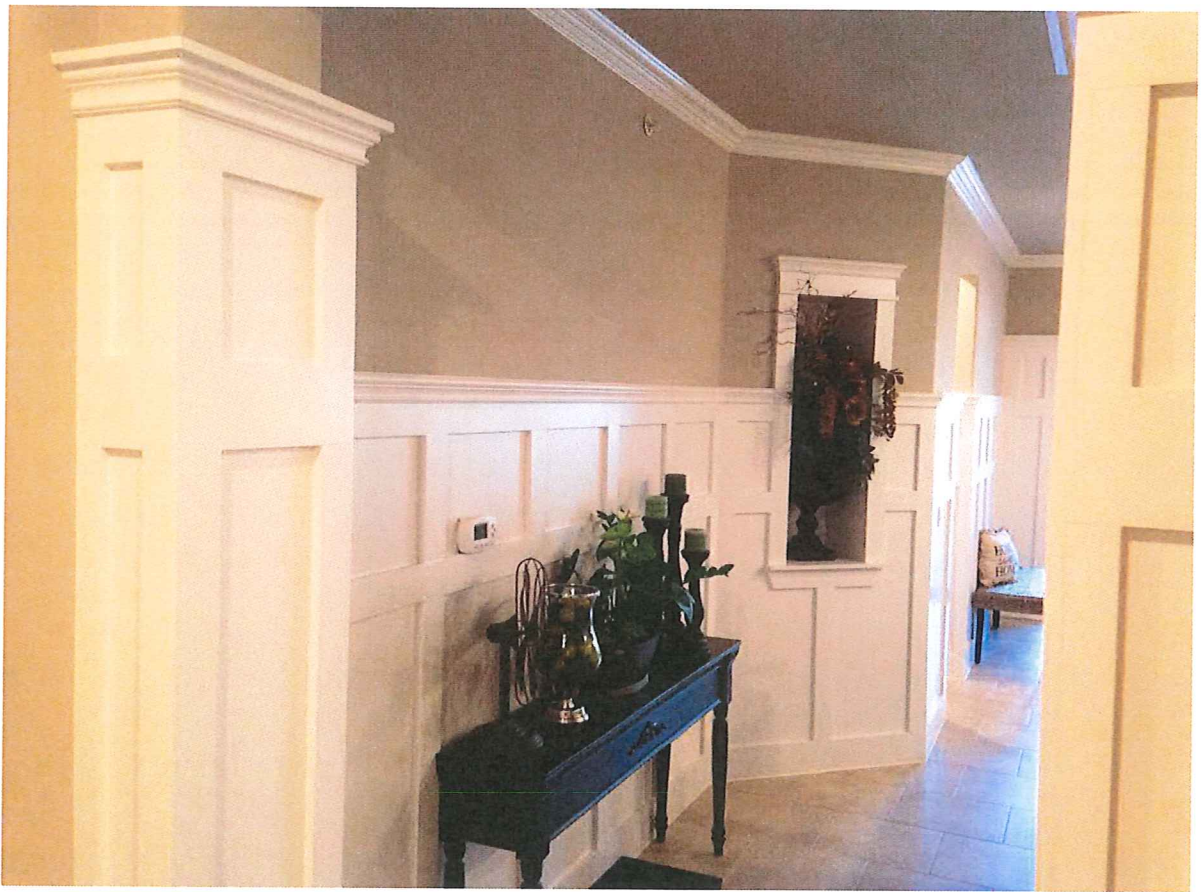
Distressed Wood or Wood Look Porcelain Tile Floors:



Double Stacked Fireplace Mantel with Wood Cased Windows:



Wainscoting/Recessed Panel Accent Walls with Crown Molding:



42" Kitchen Cabinets/Large Island/Granite Counters/Subway Tile Backsplash:



Coffered Ceiling: (Used to accent all Dining Room Ceilings)



